

1972. FINDING YOU A HOME SINCE  
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**Lazarette, Les Ruisseaux, St. Brelade**  
**£1,195,000**

**BROADLANDS**

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# Lazarette, Les Ruisseaux

St. Brelade, Jersey

- Detached 3 bed 2 bath home
- Low maintenance garden
- Moments from the beach
- Some cosmetic updating required
- Double garage and plenty parking
- Prestigious & private Les Ruisseaux location
- Please contact Nigel on 07797 718233 or [nigel@broadlandsjersey.com](mailto:nigel@broadlandsjersey.com)



## Lazarette, Les Ruisseaux

St. Brelade, Jersey

Perfectly positioned within the exclusive Les Ruisseaux estate, a spacious detached bungalow on a large site with ample garden and parking. In need of cosmetic updating this is a wonderful home.

The road is privately owned by the residents and has a pathway leading to Ouaisne beach and The Smugglers gastro pub. A short drive from Quennevais and all the facilities or a short walk to the nearby corner shop.

The property is ready too move in but could benefit from some cosmetic updating such as carpets an redecoration. Book your viewing by calling Nigel on 07797718233





### **Living**

Good size kitchen/breakfast room with utility room. Spacious lounge/diner with double doors to outside and double doors to conservatory and sun terrace.

### **Sleeping**

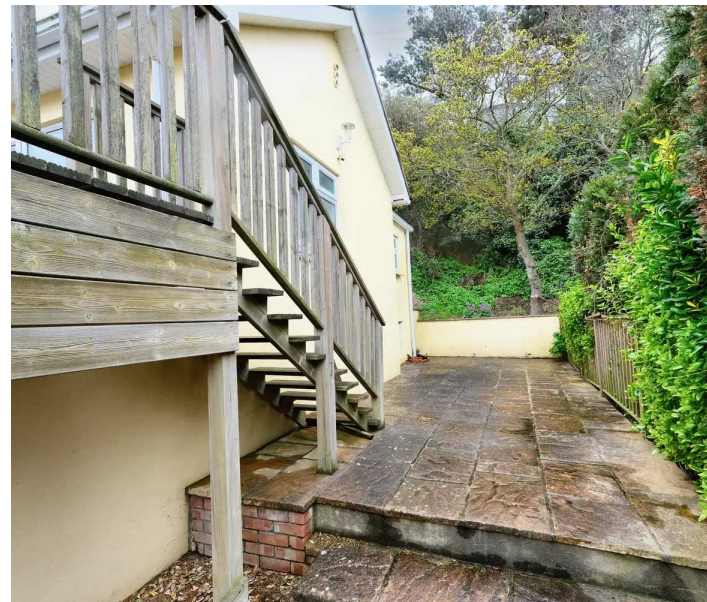
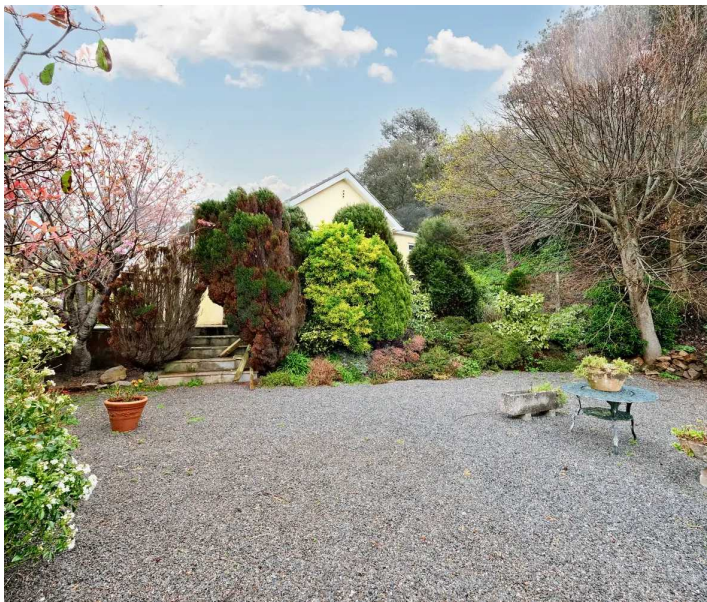
2 double bedrooms with the main being en suite. Further study/bedroom 3 and house bathroom.

### **Outside**

Raised deck from conservatory, surrounding patios and safe enclosed low maintenance garden.

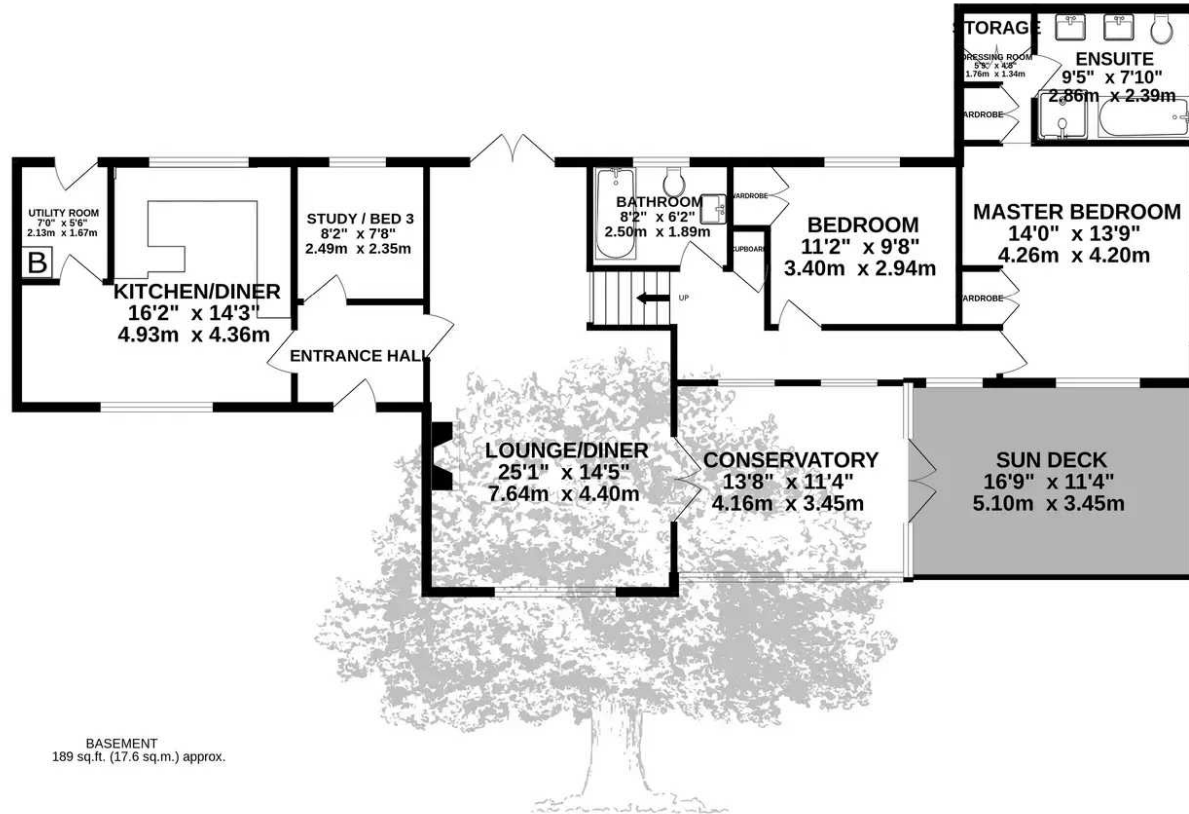
### **Services**

All mains , bottled gas for cooker, full double glazing and oil fired central heating.





GROUND FLOOR  
1365 sq.ft. (126.8 sq.m.) approx.



BASEMENT  
189 sq.ft. (17.6 sq.m.) approx.



TOTAL FLOOR AREA : 1555 sq.ft. (144.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Broadlands

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